

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

10.68 ACRES OF LAND OUT OF THE T.J. CHAMBERS SURVEY NO. 504, LOCALLY KNOWN AS 115 WILD BASIN ROAD, SOUTH, FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office on the property described in File C14r-84-166, to-wit:

10.68 acres, being all that certain parcel or tract of land out of the T.J. Chambers Survey No. 504 in Travis County, Texas, being a portion of that certain 15.32 acre tract of land described in a document from the Veterans' Land Board of Texas to Milton Turner recorded in Volume 2510, Page 431 of the Real Property Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes,

locally known as 115 Wild Basin Road, South in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

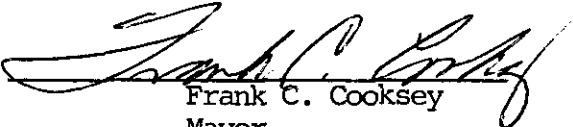
PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan attached hereto as Exhibit "B", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2A-6100 et seq., of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with applicable ordinances of the City of Austin.

PART 4. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

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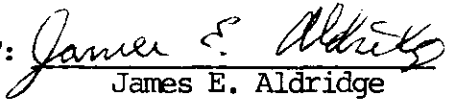
February 19 \_\_\_\_\_, 1987 §

  
Frank C. Cooksey  
Mayor

APPROVED:

  
Barney C. Knight  
City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

SJS:saf  
19

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE T. J. CHAMBERS SURVEY NO. 504 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 15.32 ACRE TRACT OF LAND DESCRIBED IN A DOCUMENT FROM THE VETERANS' LAND BOARD OF TEXAS TO MILTON TURNER RECORDED IN VOLUME 2510, PAGE 431 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found on the south right-of-way line of Wild Basin Road at the most northerly corner of said 15.32 acre tract for the most northerly corner and PLACE OF BEGINNING hereof

THENCE with the east line of said 15.32 acre tract, South 22 degrees 22 minutes 59 seconds East, a distance of 316.68 feet to an iron rod set on the northwest right-of-way line of Highway Loop 360 (Capital of Texas Highway) for the most easterly corner hereof

THENCE with said right-of-way line, the following courses:

1. South 37 degrees 37 minutes 55 minutes West, a distance of 355.90 feet to a Highway Department concrete monument found
2. South 19 degrees 20 minutes 06 seconds West, a distance of 298.43 feet to an iron rod found at the most northerly corner of that certain tract of land described in a document to Mildred Ferguson recorded in Volume 7769, Page 818 of said Real Property Records for the southeast corner hereof

THENCE with the north line of said Ferguson tract, North 82 degrees 22 minutes 05 seconds West, a distance of 136.35 feet to an iron rod found at the northwest corner of said Ferguson tract for an interior ell corner hereof

THENCE with the west line of said Ferguson tract, South 29 degrees 59 minutes 20 seconds West, a distance of 260.88 feet to an iron rod found in the north line of that certain tract of land described in a document to Dyn-o-Mite LTD. recorded in Volume 7891, Page 606 of said Real Property Records at the most southerly corner of said 15.32 acre tract for the most southerly corner hereof

THENCE with said north line, the following courses:

1. North 59 degrees 58 minutes 08 seconds West, a distance of 72.91 feet to an iron rod found
2. North 63 degrees 22 minutes 10 seconds West, a distance of 168.65 feet to an iron rod found
3. North 59 degrees 55 minutes 24 seconds West, a distance of 79.91 feet to an iron rod found
4. North 21 degrees 06 minutes 42 seconds West, a distance of 139.63 feet to an iron rod found at the most westerly corner of said 15.32 acre tract for the most westerly corner hereof

THENCE with the west line of said 15.32 acre tract, North 25 degrees 39 minutes 31 minutes East, a distance of 485.85 feet to an iron rod found in said right-of-way line of Wild Basin Road at the northwest corner of said 15.32 acre tract for the northwest corner hereof

THENCE with said right-of-way line, the following courses:

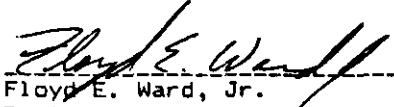
1. North 68 degrees 17 minutes 00 seconds East, a distance of 410.99 feet to an iron rod found

Description of 10.68 acres  
For Bob Turner (continued)

March 23, 1984  
Job No. 0563

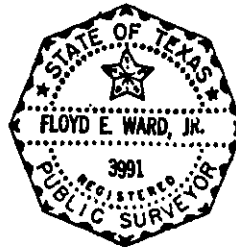
2. North 55 degrees 03 minutes 25 seconds East, a distance of 149.73 feet to an iron rod found
3. North 36 degrees 52 minutes 01 seconds East, a distance of 132.45 feet to the PLACE OF BEGINNING and containing 10.68 acres of land, more or less.

I, the undersigned, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described hereon was determined from a survey made on the ground under my direction and supervision.

  
Floyd E. Ward, Jr.  
Registered Public Surveyor  
No. 3991 - State of Texas

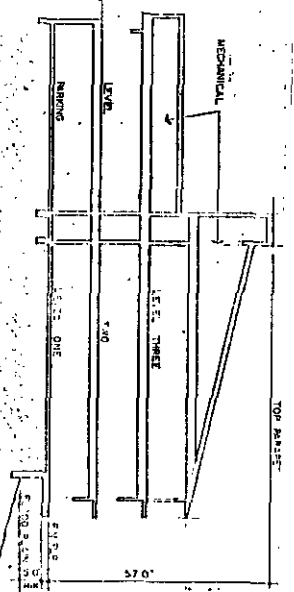
ACCUTEX SURVEY SYSTEMS, INC.  
1709 W. Koenig Lane  
Austin, Texas 78756

Telephone (512) 453-6699



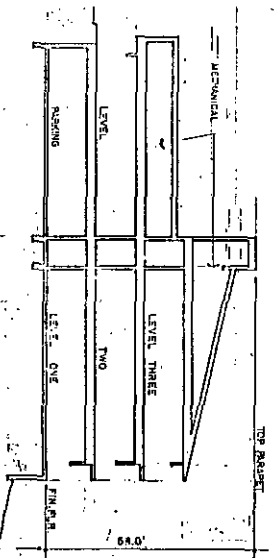


Scale 1" = 40.0'



**Building Section —** 5147's, 1, 2, 5, and 6

SCALE: 1/16" = 1.0'



Building Section --- Bldg's. 3 and 4

SCALE: 1/10" = 1.0'



BEE CREEK PARK

**NOT TO SCALE**

[illegible]

APPROVED FOR PUBLICATION BY THE  
DIRECTOR, NATIONAL ARCHIVES

APPROVED BY PLANNING COMMISSION ON \_\_\_\_\_ July 12, 1988  
APPROVED BY CITY COUNCIL ON \_\_\_\_\_ 1988  
\_\_\_\_\_ Secretary  
\_\_\_\_\_ Mayor

DATE OF RELEASE: \_\_\_\_\_  
Page 2 approved on: \_\_\_\_\_  
Page 3 approved on: \_\_\_\_\_

Director, NARA  
Shurt 2 of 3

**SEVEN GOLD**

FLOOR TO AREA RATIO

0154 436 241 633

P.R.O.

# Site plan

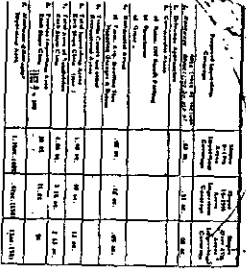
# bee creek park

[illegible]

Revised: Dec 17, 1986

sheet 2 of 3





014r-84-164



~~CAPITAL OF TEXAS HIGHWAY~~

# site plan

**SLOPE**  
**COEFFICIENTS**

|   |           |
|---|-----------|
|  | 0 - 15 %  |
|  | 15 - 25 % |
|  | 25 - 35 % |
|  | 35 + %    |

bee creek park

STREET DEED

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

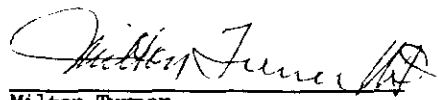
§ KNOW ALL MEN BY THESE PRESENTS:

That MILTON TURNER of Travis County, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said city of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and, Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said City of Austin, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 18 day of Febr, 1985.

  
Milton Turner



THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Milton Turner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18 day of February, 1985.

Verna M. Vandervort  
Notary Public, State of Texas

Verna M. Vandervort  
Typed or Printed Name of Notary Public  
Exp. 3-21-87

EXHIBIT "A"

C14r-84-166  
Milton Turner  
to  
The City Of Austin  
(For Street Purposes)  
(Wild Basin Road)

FIELD NOTES

FIELD NOTES FOR 6,358 SQUARE FEET OF LAND, SAME BEING OUT OF AND A PART OF THAT CERTAIN 15.32 ACRE TRACT OF LAND OUT OF THE T. J. CHAMBERS GRANT NO. 504 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, WHICH 15.32 ACRE TRACT OF LAND WAS CONVEYED TO MILTON TURNER BY CONTRACT OF SALE DATED AUGUST 30, 1962, OF RECORD IN VOLUME 2510 AT PAGE 431 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6,358 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin found at the most northerly corner of said Turner tract of land, same being the most northerly corner of the herein described tract of land, which point of beginning is in the present south line of Wild Basin Road, and from which point of beginning a concrete monument found at the intersection of the south line of said Wild Basin Road with the west right-of-way line of Capitol of Texas Highway South bears N 76° 27' 42" E 187.28 feet;

THENCE, with the east or northeast line of said Turner tract of land, S 22° 16' 46" E 11.73 feet to an exterior ell corner of the herein described tract of land, same being a point in the proposed south line of said Wild Basin Road;

THENCE, with said proposed south line of Wild Basin Road, S 36° 57' 35" W 50.09 feet to a steel pin set at the point of curvature of a curve having an angle of intersection 31° 28' 10", a radius of 515.00 feet and a tangent distance of 145.10 feet;

THENCE, continuing with the proposed south line of Wild Basin Road along said curve to the right an arc distance of 282.86 feet, the long chord of which arc bears S 52° 41' 40" W 279.32 feet to a steel pin set at the point of tangency of said curve;

THENCE, continuing with the proposed south line of Wild Basin Road, S 68° 25' 45" W 262.75 feet to a steel pin set at the point of curvature of a curve having an angle of intersection of 33° 29' 21", a radius of 635.00 feet and a tangent distance of 191.05 feet;

THENCE, continuing with the proposed south line of Wild Basin Road along said curve to the right an arc distance of 98.14 feet, the chord of which arc bears S 72° 51' 23" W 98.03 feet to a steel pin set at the southwest corner of the herein described tract of land, same being a point in the west line of the aforesaid Turner tract of land;

THENCE, with said west line of the Turner tract of land, N 25° 11' 29" E 3.02 feet to a steel pin found at the northwest corner of said Turner tract of land, same being the northwest corner of the herein described tract of land, and which point is in the aforesaid present south line of Wild Basin Road;

THENCE, with said present south line of Wild Basin Road in an easterly direction with the following four (4) courses:

- (1) N 68° 21' 20" E 234.29 feet to a steel pin found;
- (2) N 68° 24' 02" E 176.74 feet to a steel pin found;
- (3) N 55° 09' 19" E 149.80 feet to a steel pin found;
- (4) N 36° 58' 14" E 132.39 feet to the point of beginning.

FIELD NOTES: A1 Martinez  
1/22/85

FIELD WORK: David Mosqueda  
F. B. 3661, Pgs. 71 & 72

APPROVED:

*Marvin Shelton*

Marvin Shelton, R. P. S.  
Chief Surveyor  
Department of Public Works

References

Strip Map on Wild Basin Road  
Section Map 1341  
Austin Grid E-25-1

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wildbasin



**AFFIDAVIT OF PUBLICATION**

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

James R. Frizzell

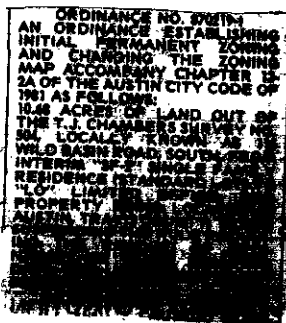
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

March 4th, 1987

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 5th  
Day of March A.D. 198 7.

Denise Stegall  
(Type or Print Name)



Denise Stegall  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

3/3/90

(My Commission Expires:)